



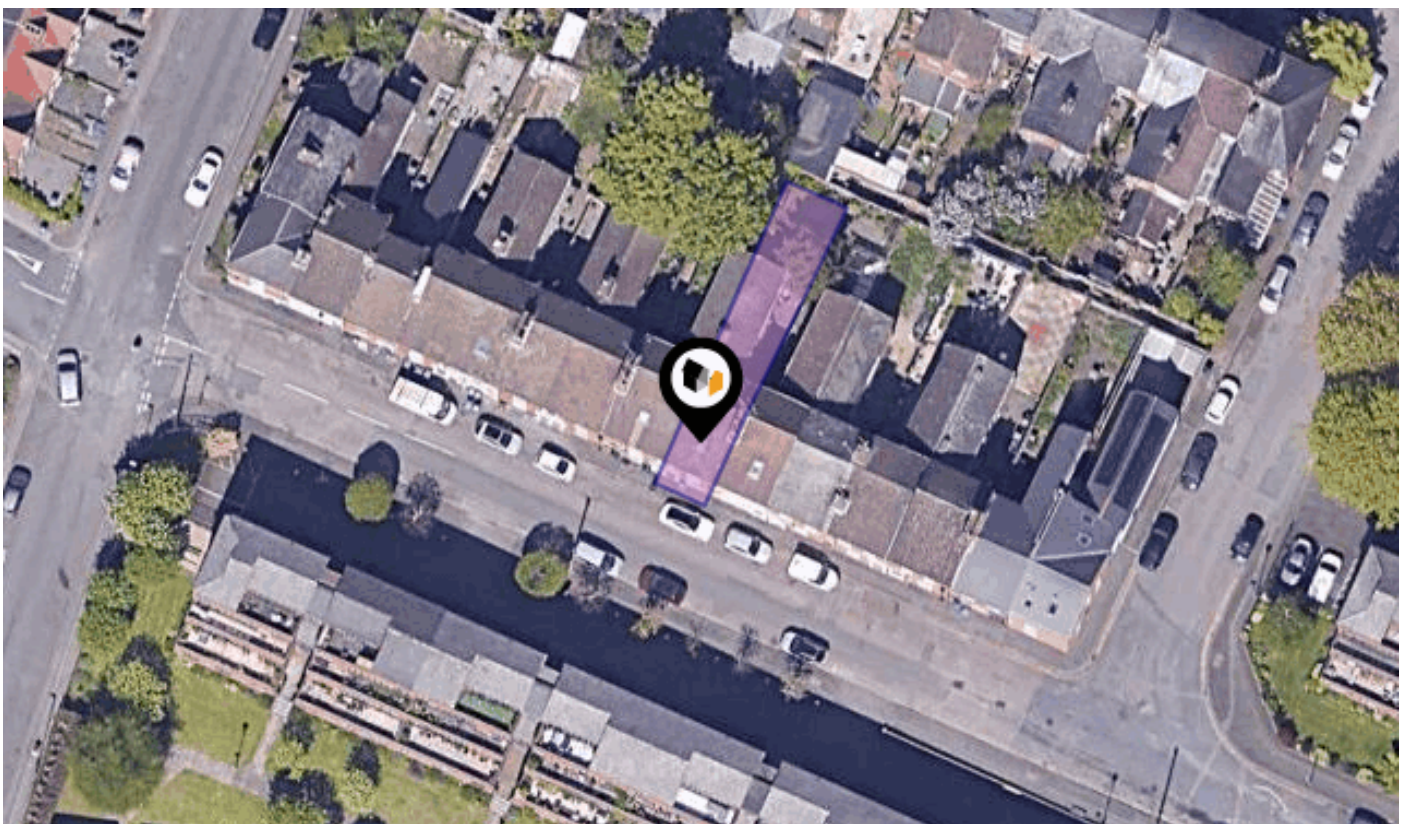
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 19th August 2024



NORFOLK STREET, COVENTRY, CV1

Price Estimate : £300,000

Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry, CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A spacious and quite unique four double bedroom Victorian home

A former "Watchmakers" cottage

Sitting dining room & spacious kitchen with separate utility room & store

Mature & private terraced rear gardens

Bedrooms over two storeys with top floor including dressing room

Four piece family bathroom with shower cubicle

Historic Coventry locale close to city centre & amenities

EPC RATING E, Total Approx 1545 Sq.Ft & Total 143.5 Sq.M

These details do not form part of any legally binding contract or offer and are presented as an indicator of the property key features.

For all enquiries, questions, queries and concerns please contact us on

sales@walmsteythewaytomove.co.uk or 0330 1180 062

Property Overview



Property

Type:	Terraced
Bedrooms:	4
Floor Area:	1,560 ft ² / 145 m ²
Plot Area:	0.03 acres
Year Built :	1900-1929
Council Tax :	Band C
Annual Estimate:	£2,041
Title Number:	WK218932

Price Estimate:	£300,000
Tenure:	Freehold

Local Area

Local Authority:	Coventry
Conservation Area:	Naul's Mill
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



CV1

Energy rating

E

Valid until 11.12.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		<div style="background-color: #92d050; padding: 5px; display: inline-block;"> 79 C </div>
55-68	D		
39-54	E	<div style="background-color: #ffc000; padding: 5px; display: inline-block;"> 53 E </div>	
21-38	F		
1-20	G		

Property

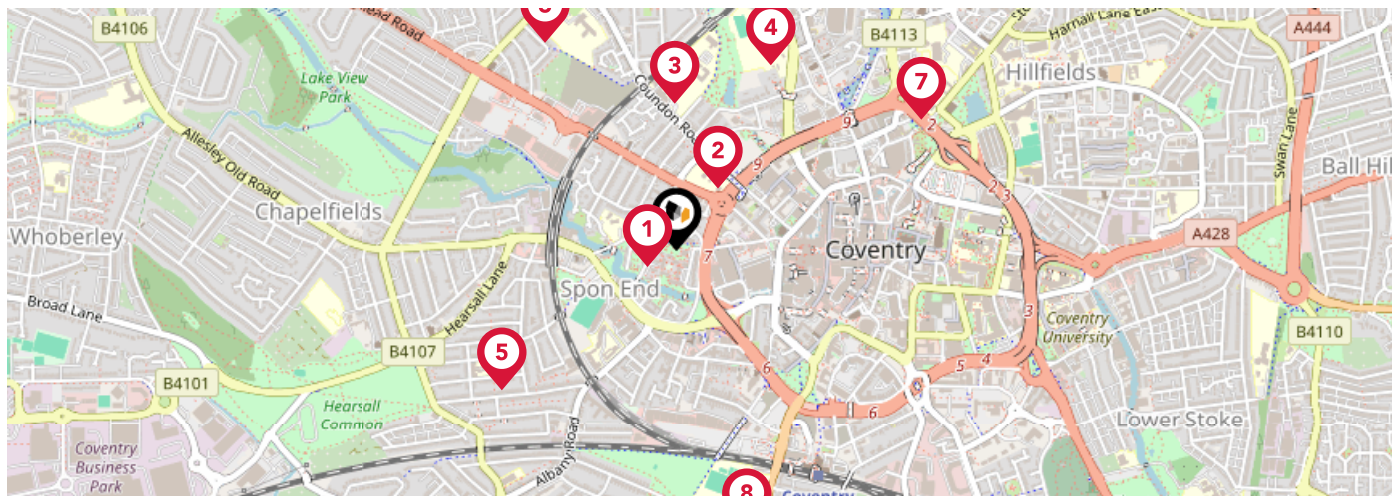
EPC - Additional Data



Additional EPC Data

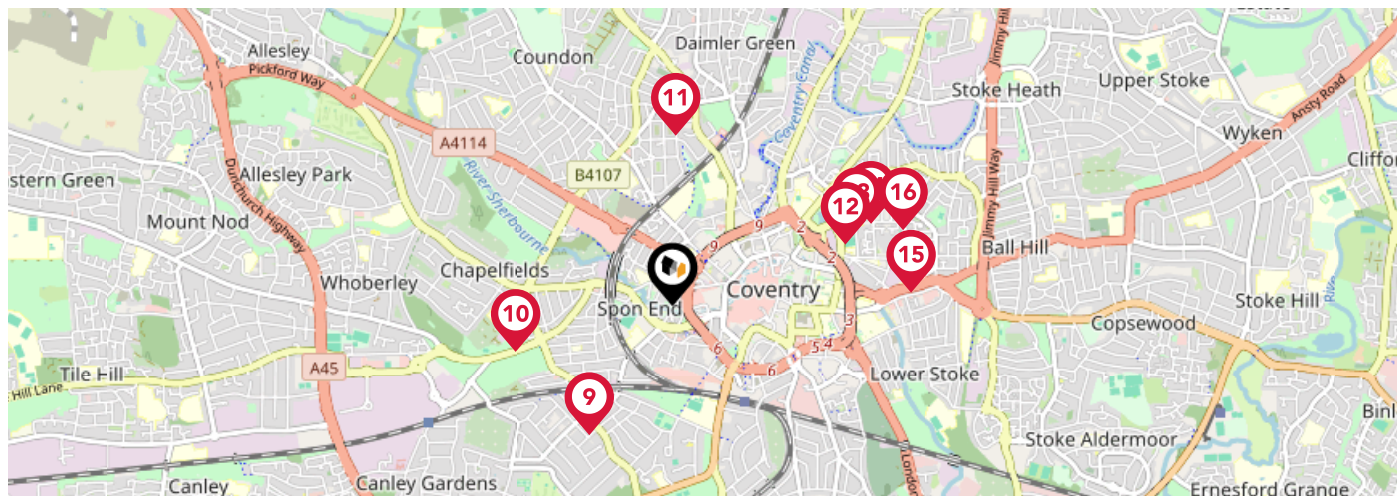
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	ECO assessment
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	2
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 71% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	145 m ²

Area Schools



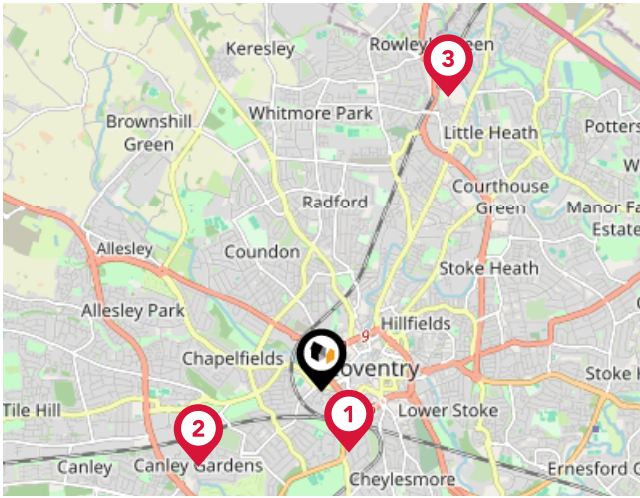
		Nursery	Primary	Secondary	College	Private
1	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 609 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



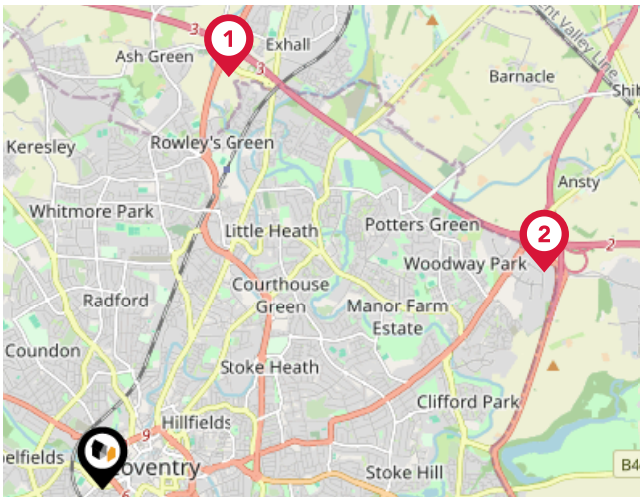
		Nursery	Primary	Secondary	College	Private
	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Radford Primary Academy Ofsted Rating: Good Pupils: 236 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sidney Stringer Academy Ofsted Rating: Good Pupils: 1478 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sidney Stringer Primary Academy Ofsted Rating: Outstanding Pupils: 425 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hillfields Nursery School Ofsted Rating: Outstanding Pupils: 160 Distance:0.97	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Southfields Primary School Ofsted Rating: Good Pupils: 457 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary and St Benedict Catholic Primary School Ofsted Rating: Good Pupils: 345 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



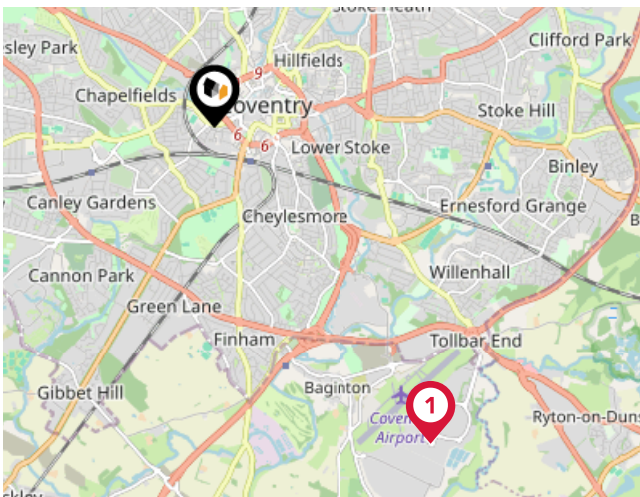
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.6 miles
2	Canley Rail Station	1.31 miles
3	Coventry Arena Rail Station	2.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	3.9 miles
2	M6 J2	4.46 miles
3	M40 J14	10.91 miles
4	M6 J3A	8.28 miles
5	M42 J6	8.34 miles

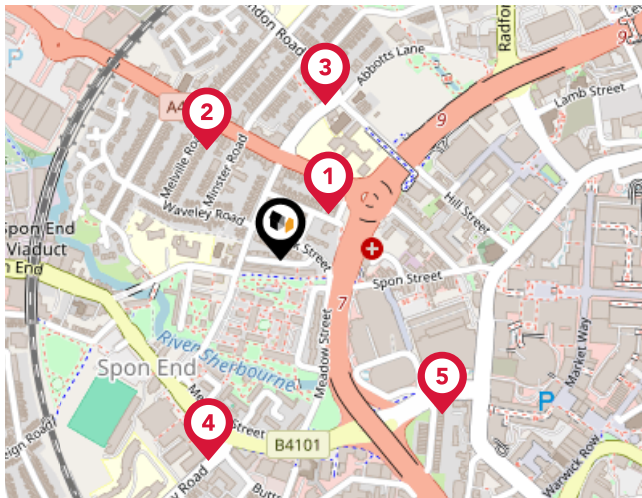


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.46 miles
2	Birmingham International Airport Terminal 1	9.37 miles
3	Birmingham International Airport	9.37 miles
4	Birmingham International Airport Terminal 2	9.35 miles

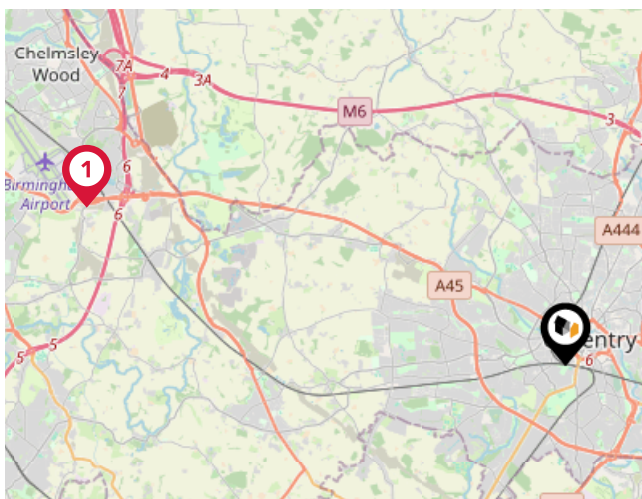
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ringway	0.08 miles
2	Meriden St	0.15 miles
3	Middleborough Rd	0.18 miles
4	Vincent St	0.24 miles
5	Starley Rd	0.25 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.11 miles

Market Sold in Street



Flat 1, 8, Norfolk Street, Coventry, CV1 3BX	Flat-maisonette House
Last Sold Date: 24/08/2021	
Last Sold Price: £97,500	
4, Norfolk Street, Coventry, CV1 3BX	Terraced House
Last Sold Date: 14/08/2020 19/09/2012	
Last Sold Price: £255,000 £90,000	
Flat 2, 8, Norfolk Street, Coventry, CV1 3BX	Flat-maisonette House
Last Sold Date: 26/06/2020	
Last Sold Price: £110,105	
12, Norfolk Street, Coventry, CV1 3BX	Terraced House
Last Sold Date: 08/02/2019	
Last Sold Price: £267,750	
24, Norfolk Street, Coventry, CV1 3BX	Terraced House
Last Sold Date: 03/03/2017	
Last Sold Price: £165,000	
16, Norfolk Street, Coventry, CV1 3BX	Terraced House
Last Sold Date: 16/11/2007 25/05/2001	
Last Sold Price: £140,000 £87,500	
22, Norfolk Street, Coventry, CV1 3BX	Terraced House
Last Sold Date: 08/06/2007	
Last Sold Price: £110,000	
20, Norfolk Street, Coventry, CV1 3BX	Terraced House
Last Sold Date: 17/06/2005	
Last Sold Price: £185,000	
14, Norfolk Street, Coventry, CV1 3BX	Terraced House
Last Sold Date: 08/05/2001 25/09/1996	
Last Sold Price: £35,000 £37,500	
2, Norfolk Street, Coventry, CV1 3BX	Terraced House
Last Sold Date: 01/12/1995	
Last Sold Price: £30,000	

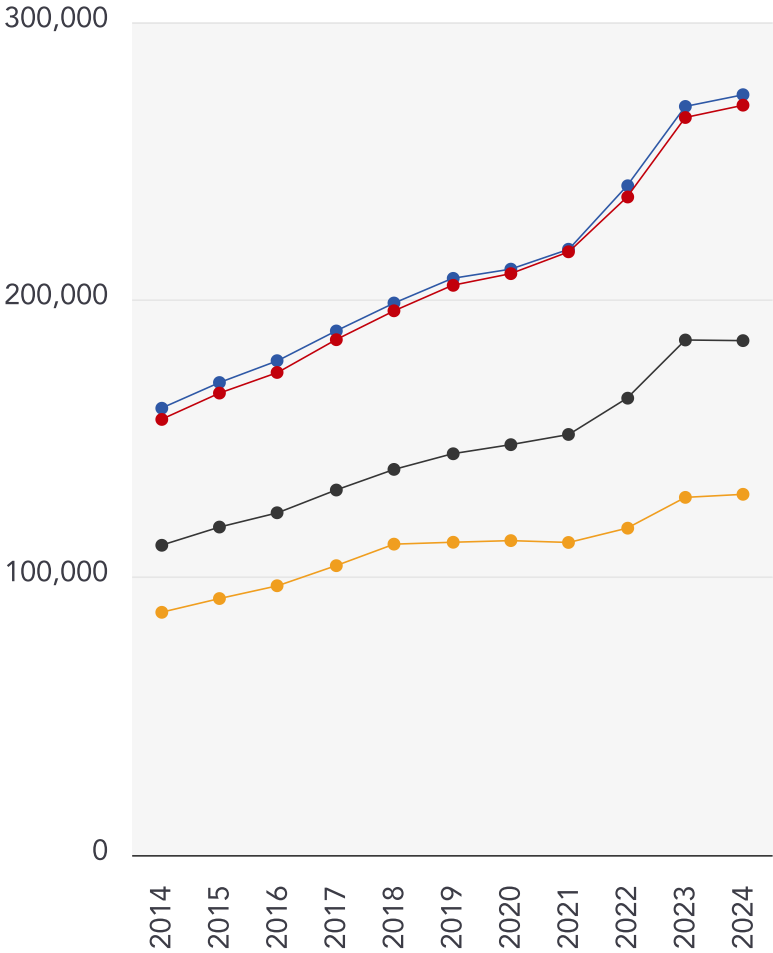
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV1



Detached

+70.17%

Semi-Detached

+72.14%

Terraced

+66.07%

Flat

+48.62%

Walmsley's The Way to Move Testimonials



Testimonial 1



"Out of all of the realtors/estate agents I've dealt with, Mark has been the most honest, knowledgeable and straightforward." - LinkedIn

Testimonial 2



"A pleasure to deal with." - LinkedIn

Testimonial 3



"Great photography and video." - LinkedIn

Testimonial 4



"No pushy sales pitch, just relaxed knowledge transfer." - LinkedIn



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Agent Disclaimer



Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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Walmsley's The Way to Move Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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